Round Stone Industrial Park
Environmental Assessment

General Instructions
It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and/or text as applicable). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

a. A summary of probable impacts and statement of impact for each environmental consideration topic;
b. A discussion to support the statement of impact;
c. Referenced sources and citations to support the statement of impact;
d. If applicable, site specific maps and documentation to support the statement of impact and discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the Environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the amended Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application review process will resume at the same stage of the 60 working day review period that the original application was at before the additional information came to light.

Environmental Assessment Contents
There are two major sections to the Environmental Assessment. The first section incorporates the natural system provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608 (3)(a) criteria for public health, safety and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information.

Section 1 – Resource Assessment and Impact Criteria Report
a. Surface Water:

i. Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The subject property is located on the north side of Cemetery Road approximately 0.5 miles west of U.S. Highway 93 South. With the exception of Ashley Creek which runs along the western boundary, there are no surface waters associated with the property. Ashley Creek and the low lying areas within the confines of the slopes on each side of the creek appear on FEMA Firm Panel 1820J and is within the 100-year floodplain and regulatory floodway. The 100-year floodplain at the north boundary as labeled on the Firm panel is approximately 2928.4 feet.
The lowest building site elevation is approximately 2935.0 feet, which is 6.6 feet above the 100-year floodplain elevation. (See included Floodplain Map and Preliminary plat.)

A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;

Ashley Creek runs along the western boundary of the subject property and is indicated on the attached Preliminary Plat. The USGS Kalispell Quadrangle map does not show any other perennial or intermittent streams, lakes and ponds, rivers, or marshes on the property and no others were observed on the property.

B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems;

There are no artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems on the subject property.

ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

Ashley Creek runs along the west boundary of the subject property. Three of the lots will abut Ashely Creek with building sites located a minimum of 100-feet from the top of the slopes adjacent to the creek. The subdivision road will run approximately parallel with Ashley Creek and is located 260 feet from the top of slope at its nearest point. On-site sewer systems are situated a minimum of 50-feet from the top of slope with the exception of Lot 1. Montana Department of Environmental Quality requires a minimum of 25-feet setback from slopes exceeding 25%. This requirement will be met. The ground water flow direction is southwest, which is away from Ashley Creek, so no negative impacts from the drainfield sites is anticipated. A 50-foot no development buffer from the top of slope along with storm water retention swales situated along the 50-foot buffer will intercept and reduce the potential for any post-development storm run-off to enter Ashley Creek.

iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County

Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;

There will be no alterations, construction or modifications to the stream banks or channels required for this subdivision and none are proposed.

iv. If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

The National Wetlands Inventory map of surface waters and wetlands does not identify any wetlands on the subject property. The Flathead County GIS interactive map identifies Ashley Creek and a portion of the southwest corner of Lot 1 as wetlands. A wetlands investigation was not performed as no development will occur in the areas where wetlands may possibly exist. (See attached National Wetlands Inventory map and Montana Wetlands maps)

b. Ground Water:

i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

Jackola Engineering witnessed 4 test holes dug by the developer on the subject property. One test hole was dug on each proposed lot in the vicinity of proposed drainfield sites. The soils were uniform in each of the test holes. No ground water or seepage was found in any of the test holes. Soil mottling was witnessed at 7 feet on the south end of the subject property and at 5 feet at the north end. (See Appendix E, Soil Profile Reports)

ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;

The test holes witnessed by Jackola Engineering indicate there is no groundwater within four feet of the surface. (See Appendix E, Soil Profile Reports)

iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

The proposed subdivision is not located within a groundwater recharge area. Any probable impacts to groundwater quality are associated with the on-site sanitary sewer treatment systems or the storm water retentions swales.

The on-site sanitary sewer systems are analyzed in accordance with Montana Department of Environmental Quality (DEQ) nondegredation procedures. The nondegredation analysis shows that the calculated nitrate levels at the end of the 200 foot mixing zones would be 4.83 mg/L, which is less the MDEQ standard of 5.00 mg/L for conventional systems. The nondegredation analysis for phosphorous breakthrough for the proposed systems is 7,620 years, which exceeds the MDEQ standard of 50 years. (See Appendix E)

The storm water retention systems for the subdivision road and proposed lots are designed to MDEQ standards using grass lined swales. According to the stormwater management plan, proposed Lots 1-3 would generate approximately 2,158 cubic feet of stormwater during the 2 year, 24 hour event. Lot 4 would generate approximately 12,687 cubic feet of stormwater during the 2 year, 24 hour event. (See Appendix E, Storm Drainage Engineering Report)

c. Geology/Soils:

i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

The proposed development is located in an area of varying terrain. The western half of the site is mainly flat except for slopes along Ashley Creek which runs along the west boundary of the subject property. Portions of the slope show signs of sloughing. Areas exceeding 40% slope and areas of sloughing are shown on the included preliminary plat. The eastern half of the site is rolling terrain with slopes up to but not exceeding 33%. This area has been previously used as an open pit gravel mine.

The property to the east is an active open cut gravel mine owned by Flathead County.

See attached preliminary plat with topographic survey information prepared by Jackola Engineering & Architecture, PC.

ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above;

A 50 foot no-build zone from the top of the slopes along Ashley Creek is proposed to protect future buildings and site improvements from sloughing.

No development is planned within the boundaries of the area previously used as an open cut gravel mine at this time. The area is currently being reclaimed in accordance with Montana Department of Environmental Quality regulations. A site inspection

was performed by DEQ on May 11, 2016 and a recommendation was made to the pit operator to submit a release request to DEQ. As no activities are proposed within the boundary of the gravel pit, approval of this subdivision would not be contingent on the DEQ release. (See Appendix H)

iv. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent;

There are no known unusual soil, topographic or geological conditions on the property which would limit the capability for building or excavation using ordinary and reasonable construction techniques. The included USDA Soils Report indicates soils suitable for construction. A geotechnical engineer will be consulted with for the subdivision road and future building foundation construction recommendations after approval of the preliminary plat and prior to construction of the road. (See Appendix E, USDA Soils Report)

v. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations;

No soils constraints exist on the site in the areas proposed for development.

vi. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

The cul-de-sac at the north end of the subdivision road will require cuts up to 4.2 feet in depth and fills up to 3 feet in depth to provide a safe turn-around for emergency vehicles. The total cut/fill volume will be approximately 611.5 cubic yards. Cut and fill slopes will be covered with topsoil and reseeded to establish vegetation to prevent erosion.

d. Vegetation:

i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion;

Approximately 60% of the area west of the slopes along Ashley Creek have been in agriculture production until 2014. The remaining 40% has been used as an open cut gravel mine and is in the DEQ reclamation process with established vegetation

covering the mined area. The banks and slopes along Ashley Creek are a mixture of grasses, shrubs and trees. The open areas in the river bottom are mainly grasses. The river bottoms, creek banks and slopes will continue to be managed in a natural state. (See included Existing Vegetation Map)

ii. Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion;

Spotted knap weed, tumble mustard, dalmatian toad flax, hounds tongue and campion were identified by the Flathead County Weed Department in various locations on the site with higher concentrations near the gravel driveway along the east boundary. The areas outside of the 100-year floodplain will be field mowed and sprayed with a chemical treatment at frequencies recommend by the product manufacturer until weeds are eradicated.

iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

Trees, shrubs and grasses within Ashley Creek floodplain and riparian areas will be remain in their natural state and will be protected by providing a no-development zone for those areas. The subdivision roadway is located away from those areas to minimize potential impacts. A Riparian Resources Management Plan will mitigate probable impacts and protect existing trees, shrubs and other vegetation within the riparian area. (See Appendix C)

e. Wildlife:

i. Describe species of fish and wildlife which use the area affected by the proposed subdivision;

Whitetail deer, great blue heron, pheasant, owl (type unidentified), osprey and mallard ducks were witnessed on the property or adjacent to the property in the Ashley Creek corridor during site visits. Other species that may use the site include black bear, otter, raccoon, coyote, passerine birds, and other small mammals and water fowl commonly found along stream corridors.

ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands;

There are no critical or key wildlife areas on or immediately adjacent to the subject property as identified by MNHP. It is possible that the low lying grass lands located within the 100-year floodplain may be used for waterfowl nesting as mallard ducks with ducklings were witnessed on Ashley Creek.

iii. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

There are no known rare and endangered species on-site. MNHP listed the great blue heron and bald eagle as species of concern that have been sighted on or around the subject property. Great blue heron were witnessed along Ashley Creek during multiple site visits. No impacts to species of concern are anticipated as Ashley Creek and the floodplain areas adjacent to Ashely Creek will be protected by providing a no-development zone. (See Appendix D)

iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space);

Probable impacts will be mitigated by keeping the subdivision road away from the stream corridor, providing a no-building zone and designating the floodplain area adjacent to Ashley Creek as a no-development zone.

v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

A request for comment from Montana Fish, Wildlife and Parks was made. No comments were received at the time of application. During a phone conversation with Wildlife Biologist Jessy Coltrane, she stated comments will be provide to the County after the preliminary plat application to the County is made. Recommendations which may be provided during the public comment period would be incorporated into the final plat.

f. Wildlife Habitat:

i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;

The proposed subdivision is contiguous to an urbanized area to the north and east. The areas to the west and south are semi-rural. The subject property and surrounding properties are adjacent to the Ashley Creek corridor.

ii. Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

The Ashley Creek corridor is a wildlife corridor and as such, the proposed subdivision will provide a no-development zone and building setback buffer along the west edge of the subdivision. The creek, no development zone and building setback buffer are shown on the attached preliminary plat.

iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

No known rare or endangered species are found on the subject property. (See Appendix D)

iv. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

There are no known critical habitat areas on or adjacent to the subject property.

g. Agriculture and Timber Production:

i. On a sketch map locate the acreage, type and agricultural classifications of soils;

The property is mapped by the USDA Soils Survey which identifies three soil types:

(1) Alluvial land, poorly drained (Aa) with a capability unit of Vw-1. This land type is too wet for cultivation and is used mainly for pasture.
(2) Kalispell gravel loam, moderately deep over gravel, 12-40% slopes (Kd) with a capability unit of Vie-1. Most of this soil is used for pasture. A few areas are cultivated but yields are low.
(3) Kalispell loam, 0-3% slopes (Ke) with a capability unit of IIe-2. This is one of the more extensive soils in the Upper Flathead Valley area that is good for dryland farming and most of it is cultivated. The main crops are winter wheat and barley. The soil is easily tilled and is readily permeable to roots, air, and water. It is moderately well supplied with organic matter and plant nutrients when first cultivated.

(Source: 1960 Upper Flathead Valley Soil Survey)

(See Appendix E - USDA Soils Report)

ii. Identify and explain the history of any agricultural production of the by crop type and yield;

Approximately 8 acres on the western half of the property had been farmed primarily for wheat through 2014 with an average yield of 40 bushels per acre. Canola was planted and harvested in 2013 with a yield of approximately 25 bushels per acre. The farmed portion was treated for weeds in 2015 and no crops were harvested. (Source: Krueger Farms, Inc.)

iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses;

The properties to the east are currently being used for agricultural production. Probable impacts may include noise, dust and fumes which may be present during planting and harvesting, and applications of fertilizers and/or pesticides. As the proposed use of the subject property is light industrial, these impacts are anticipated to be minimal to the anticipated uses. The Ashley Creek corridor will act as a natural buffer between the agricultural use and light industrial use to help mitigate probable impacts.

iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

There is no timber on the subject property. (See included Existing Vegetation Map)

h. Agricultural Water User Facilities:

i. On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision;

There are no known agricultural water works, wells, canals, irrigation ditches or pumphouses on-site or adjacent to the proposed subdivision. There is an irrigation well located approximately 0.4 miles southeasterly of the proposed subdivision. (See included USGS Kalispell Quadrangle)

ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts;

Not applicable.

iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.

The subject property is not located in an agricultural irrigation district and there are no agricultural irrigation districts in proximity to the property. The irrigation well located north of the proposed subdivision on an adjacent property should not be impacted as the well is located upstream from the proposed subdivision.

i. Historical Features:

i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision;

There are no historic or cultural structures or sites on the subject property. The State Historic Preservation Office (SHPO) provided research and found no records of such sites. (See Appendix F)

ii. Describe any plans to protect such sites or properties;

Not applicable.

iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The SHPO was contact regarding any historic features. SHPO's letter in response stated that a search of their records found no previously recorded sites. (See Appendix F)

j. Visual Impact:

i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is located in an agricultural, semi-rural residential and industrial neighborhood. The subdivision will be similar in size and function to the industrial uses to the east. Lot 4 is approximately 14 acres and will help blend with the residential and agricultural uses to the north and west.

k. Air Quality:

i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

The subdivision road will be constructed and paved to County Standards. Cemetery Road is a paved County Road that provides access to the proposed subdivision. Watering of the disturbed areas and providing a tracking pad during construction of

the subdivision road and future building site will reduce the potential of fugitive dust. (See Appendix A)

Individual lot owners would be responsible for dust control on their properties. Driveways and parking areas would be paved and contractor storage yards would be maintained for dust control by each lot owner as required by the CCR's. (See Appendix B)

I. Area Hazards:

i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;

The property is located in the South Kalispell Fire District. The property is not mapped within the Wildland Urban Interface. (Flathead County GIS).

B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;

There are no hazardous materials, high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills or sewer treatment sites located on the property. A portion of the property has been permitted and used as an open cut gravel mine in the past. That portion of the property is currently pending approval of remediation from the Montana Department of Environment Quality to return it to an agricultural state.

C. Describe measures to mitigate any adverse impacts associated with area hazards.

There are no adverse impacts associated with the area hazards indicated above. The area which was used as an open cut gravel mine as it has been graded, topsoiled and seeded to meet the remediation requirements of the Montana Department of Environmental Quality. DEQ has recommended a Phase II Release Request from the Operator of the gravel pit. (See Appendix H)

Section 2 - Community Impact Report

a. Water Supply:

i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;

Water for domestic consumption and lot irrigation will be provided by shared and individual wells. No on-site water facilities will be required for fire protection per Chris Yerkes, Fire Chief for South Kalispell Fire Department.

For the purpose of this EA an estimate of 20 employees per shift per lot and 0.25 acres of irrigated lawn per lot was used to determine the quantity of water needed to serve the subdivision. To serve 80 people and irrigate 1 acre of lawn approximately 1,200 gallons per day and 2.5 acre feet of water per season would be required.

ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.

The proposed water wells would require approval from Montana DEQ and will be required to be constructed to DEQ standards. Wells would be constructed by the lot owner at the time the lot is developed. As the domestic and irrigation use of the subdivision would exceed 35 gallons per minute and 10 acre feet per year, the applicant will be required to obtain a water right from the Montana Department of Natural Resources and Conservation.

Well logs for four wells in the vicinity of the proposed subdivision were obtained from the Montana Ground Water Information Center (GWIC) website. The well depths range from 107 to 302 feet deep with quantities varying between 25 and 300 gallons per minute. Water samples were collected from a well on an adjacent property south of the proposed subdivision and submitted to the Montana Environmental Laboratory for water quality testing. Test results indicate the good water quality with low nitrates and absence of coliform bacteria. (See Appendix E, Analytical Report by Montana Environmental Laboratory LLC)

iii. If the subdivider proposes to connect to an existing water system:

The subdivision will not connect to an existing water system as one is not immediately available.

A. Identify and describe that system;

Not applicable.

B. Provide written evidence that permission to connect to that system has been obtained;

Not applicable.

C. State the approximate distance to the nearest main or connection point;

The nearest water main is located approximately 2,400 feet to the east along U.S. Highway 93 South. (City of Kalispell)

D. State the cost of extending or improving the existing water system to service the proposed development;

Not applicable. The City of Kalispell water system will not be extended to the subdivision.

E. Show that the existing water system is adequate to serve the proposed subdivision.

Not applicable.

iv. If a public water system is to be installed, discuss:

A public water system will not be installed. The water system will consist of shared wells.

A. Who is to install that system and when it will be completed;

The shared wells will be installed by the lot owner/contractor when the lot is developed. The applicant will not be installing the shared wells.

B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;

A shared well agreement will be required as part of the DEQ approval for the well to be shared between Lots 2 and 3. An example of the shared water well agreement is included. The agreement provides the framework for the lot owners to administer the water well and distribution lines.

C. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).

See response to Section 2 (a)(ii) above.

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

A review of water supply wells in the general vicinity of the proposed subdivision indicate sufficient water supply.

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system;

This subdivision proposes to use on-site individual septic systems for treatment of sanitary sewer. Each lot has been tested for soils and groundwater. (See Appendix E, Test Hole Soil Profiles)

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;

As the type of business and number of employess is unknown for each lot, an assumed light industrial building with an estimate of 20 employees per shift per lot was used for the purpose of this EA. The estimated effluent per lot is 260 gallons per day. Individual drainfields would be required to meet the Montana Department of Environmental Quality and the Flathead County Health Department design and construction standards prior to permitting and installation.

iii. If the development will be connected to an existing public sewer system, include:

The development will not connect to an existing public sewer system.

A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision;

The nearest sewer main is located approximately 2,400 feet to the east along U.S. Highway 93 South. (City of Kalispell)

B. Written evidence that permission to connect to that system has been obtained.

Not applicable.

iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

A public sewage system is not being proposed.

A. When the system will be completed, and how it will be financed;

Not applicable.

B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

Not applicable.

c. Storm Water Drainage:

i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations;

Runoff water from the paved subdivision road will flow into roadside grass swales with gently sloped side slopes to provide adequate short term storage capacity. Swales will be graded to follow the road grade.

No runoff from new impervious areas and newly graded vegetated areas will be discharged offsite. (See Appendix E, Storm Drainage Engineering Report)

ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;

Runoff from driveways, parking areas, roofs and other impervious surfaces developed on each lot will flow to landscape swales on each lot. The lots will be graded at the time of construction to provide positive drainage to the swale.

No runoff from new impervious areas and newly graded vegetated areas will be discharged offsite. (See Appendix E, Storm Drainage Engineering Report)

iii. Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.

The individual lot owners will be responsible for storm water runoff on their own properties. The roadside swales will be maintained by all of the property owners as required by the CCR's. (See Appendix B)

d. Solid Waste Disposal:

i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for solid waste collection and hauling. The Flathead County landfill is located west of Highway 93 approximately 11 miles north of the subject property.

A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume;

The Flathead County Growth Policy (Resolution No. 2015R), Chapter 7, Part 1 provides for solid waste disposal. The Growth Policy states that the landfill has a total of 275 acres with 171 acres that are dedicated and permitted for current and future use. In 2005 the landfill had a projected capacity of 29 years assuming the increase in tons of waste disposed grew at an 8% annual rate and a 57 year capacity if the tons of waste grew at an annual rate of 2%. Based on estimated remaining capacity as of July 2008, combined with current and projected inflow as well as diversion rates, the landfill is anticipated to reach capacity by 2055. In 2011 the landfill acquired additional property and is looking to acquire other properties to provide 100 years of capacity.

B. A description of the proposed alternative where no existing system is available.

Not applicable.

e. Roads:

i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;

A new paved private road is proposed to provide access to the subdivision lots. The road will be designed to the Flathead County Road and Bridge Department Minimum Standards for Design and Construction. The subdivision road will have a single access onto Cemetery Road. An approach permit from Flathead County Road Department will be required.

There is an existing gravel driveway located within an existing road & utility easement along the east boundary of the subject property providing access to the adjacent properties to the north. This driveway will not be used for access to the proposed subdivision. No improvements are planned.

Cemetery Road is a two lane paved county collector road maintained by Flathead County. No improvements are planned or anticipated to be required. (See Appendix G)

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;

No lots will have direct access to Cemetery Road, which is a classified as a collector road. All lots will have access to the proposed subdivision road.

iii. Explain any proposed closure or modification of existing roads.

No existing roads will be closed or modified.

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

The proposed subdivision will generate more than 400 vehicle trips per day. A Traffic Impact Analysis has been performed. (See Appendix G)

v. Describe provisions considered for dust control on roads;

The subdivision road will be paved. A dust abatement is submitted with the preliminary plat application. (See Appendix A)

vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;

The owner/developer will be responsible for construction of the proposed subdivision road and will be responsible for maintenance until lots are sold. All future lot owners will responsible for maintenance per the CCR's. (See Appendix B)

vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;

(See Appendix G)

viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance;

Cemetery Road is a collector road maintained by Flathead County. The Flathead County Growth Policy (2012 Update) shows a 15% yearly increase in average annual daily traffic. As a collector road it is designed to handle large volumes of vehicles as an access route from residential areas to areas of commerce and employment. The proposed subdivision should not increase maintenance costs on Cemetery Road.

ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

The proposed subdivision road will be maintained by the lot owners, which will include snow removal to ensure year around access is available to each lot. Flathead County maintains and provides snow removal on Cemetery Road.

f. Utilities:

i. Include a description of:

A. The method of furnishing electric, natural gas or telephone service, where provided;

Flathead Electric Co-Op provides electrical power and CenturyTel provides telephone service. Natural gas is not available.

B. The extent to which these utilities will be placed underground;

All utilities will be extended underground.

C. Estimated completion of each utility installation.

Utility installation is anticipated to be completed during the 2017 construction season.

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?;

The subject property is located in the rural South Kalispell Fire District. The South Kalispell Fire Department is located on Willow Glen Drive, approximately 1.0 east of the proposed subdivision. No on-site water storage or suppression equipment is planned. In discussion with Chief Yerkes at the site on 6/29/2016 he said the Department has sufficient water storage capacity on existing tanker trucks to provide service for any incidents at the proposed subdivision.

B. Police protection;

The proposed subdivision will be served by the Flathead County Sheriff's Office. Chapter 7, Part 4 of the Flathead County Growth Policy (2012 Update) states that the Sheriff's Office employs 116 people, of which 37 are patrol

officers that provide "on the ground" law enforcement for the unincorporated areas of Flathead County. The Sheriff's Office operates three patrol shifts per day with 6 patrol officers assigned per shift.

C. Ambulance service/Medical services;

Ambulance service will be provided by the Kalispell Fire Department. The Department has a station (Station 61) located on 1st Avenue East in Kalispell, approximately 3 miles north of the subject property and provides Advanced Life Support service. The Fire Department website states that the Department staffs two fire stations with 29 operations personnel. The Operations personnel work 24 hour shift and staff three platoons. Station 61 staffs 5 personnel per shift. Fire Chief Dave Dedman states that there will be no problem providing EMS services to the proposed subdivision. (See Appendix x, email from Dave Dedman dated 6/29/2016)

D. Give the estimated response time of the above services;

South Kalispell Fire Department Fire Chief Chris Yerkes states that the response time to the subject property would be approximately 5 minutes.

Kalispell Fire Department Fire Chief Dave Dedman states that the response time for ambulance will be 2 to 3 minutes from Station 61 located at First Avenue East and approximately 7 to 8 minutes from Station 72 located at Old Reserve Drive on the north side of Kalispell.

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

The South Kalispell Fire Department and Kalispell Fire Department can provide services to the proposed subdivision with current personnel and facilities. (See Appendix I)

h. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision;

Not applicable. The proposed subdivision will be for light industrial businesses and will not require education services.

ii. Estimate the number of school children that will be generated from the proposed subdivision;

Not applicable.

iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

Not applicable.

i. Land Use:

i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed;

The subject property is zoned as county SAG-10 Suburban Agricultural. An application for a Zoning Map Amendment has been submitted to the Flathead County Planning & Zoning Department to change the zoning from SAG-10 to I-1 Light Industrial. The proposed subdivision would be contigent on County Commission approval of the requested zone change.

The proposed subdivision is creating 4 lots ranging from approximately 2 acres to 14 acres in size. The minimum lot area allowed in an I-1 zone per FCZR 3.27.040 is 7,500 square feet. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries. A 20-foot vegetative buffer and 50-foot no-build zone is proposed from the top of bank along the west side of Ashley Creek, which exceeds the required 20-foot setback.

The City of Kalispell is the nearest incorporated city to the subject property and is located approximately 1/4 mile east of the property. The property is within the boundary of the Kalispell Growth Policy. The Kalispell Growth Policy Land Use Map designates the property as 'Industrial'. The requested zone change to I-1 Light Industrial would be compatible with urban growth in the vicinity of Kalispell. As existing city utilities are approximately 1/2 mile to the east from the subject property annexation into the City of Kalispell is not proposed.

ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.);

The proposed subdivision is not located adjacent to or near public lands. There will be no impact to public lands as a result of this subdivision.

iii. Describe the effect of the subdivision on adjacent land use;

The property surrounding the proposed subdivision consists of industrial, residential and agricultural. The immediate lands to the west are agricultural tracts of approximately 20 acres or greater. Lands to the north and south are residential tracts range from approximately 3-15 acres. The lands to the east are industrial owned and operated by Flathead County.

iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

The property to the east is an active open cut gravel mine owned and operated by Flathead County. As no improvements are planned within the mined area of the subject property it will act as a buffer between the proposed subdivision improvement areas and the County gravel pit. Large rocks have been placed along the east side of the existing gravel driveway to prevent traffic from crossing the County gravel pit boundary.

j. Housing:

i. Indicate the proposed use(s) and number of lots or spaces in each:

A. For residential indicate the type of dwelling unit;

Not applicable. There will not be residential lots in the proposed subdivision.

B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

The subdivision lots are proposed for light industrial business that provide off-site services such as electrical, plumbing and mechanical contractors. Normal hours of operation are anticipated to be between 7 am and 7 pm.

k. Parks and Recreation Facilities:

i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Not applicable. No park or recreational services will be provided as the proposed use is light industrial.

l. Public Health and Safety:

i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment;

Other than the impacts addressed in this Environmental Assessment, there are no other impacts anticipated that would impact Public Health and Safety.

JUL 11 2016

Prepared by: _____ Date: 7/11/16

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